



# APPLICATION SPECIAL USE PERMIT

SUP2017-00032

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☒ Change of Ownership    ☐ Minor Amendment

[must use black ink or type]

**PROPERTY LOCATION:** 2712 Duke Street  
**TAX MAP REFERENCE:** 062.03-04-07 **ZONE:** CG

### APPLICANT

**Name:** Koons of Alexandria, Inc.  
**Address:** 2000 Chain Bridge Road, Vienna, Virginia 22182

### PROPERTY OWNER

**Name:** Duke Street LLC  
**Address:** 1231 W. Broad Street, Falls Church, Virginia 22046-2117

**SITE USE:** Automobile Sales and Repair

**Business Name:** **Current:** Land Rover Alexandria **Proposed (if changing):** Land Rover Alexandria

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☐ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar  
Print Name of Applicant or Agent  
Walsh, Colucci, Lubeley & Walsh  
2200 Clarendon Blvd. Suite 1300  
Mailing/Street Address  
Arlington, Virginia 22201  
City and State Zip Code

  
Signature  
703-528-4700 703-525-3197  
Telephone # Fax #  
cpuskar@thelandlawyers.com  
Email address  
3/8/2017  
Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
Legal advertisement: \_\_\_\_\_  
ACTION - PLANNING COMMISSION \_\_\_\_\_ ACTION - CITY COUNCIL: \_\_\_\_\_

Special Use Permit # 2017-00032

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 95-0217

Date approved: May / 18 / 1996  
month day year

Name of applicant on most recent special use permit The Great Experiment, LLC

Use Automobile Sales and Repair

2. Describe below the nature of the *existing operation in detail* so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Land Rover Alexandria currently operates as an automobile sales and repair facility in  
accordance with previously approved conditions associated with SUP #95-0217.

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Special Use Permit # 2017-00032

**3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council** during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

As part of this change of ownership application, the Applicant proposes no changes to

the existing automobile sales and repair operation, which will continue to operate in

accordance with the previously approved conditions associated with SUP #95-0217.

Special Use Permit # 2017-0032

4. Is the use currently open for business? ☒ Yes ☐ No

If the use is closed, provide the date closed.

\_\_\_\_/\_\_\_\_/\_\_\_\_  
month day year

5. Describe any proposed changes to the conditions of the special use permit:

N/A

6. Are the hours of operation proposed to change? ☐ Yes ☒ No

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Will the number of employees remain the same? ☒ Yes ☐ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

\_\_\_\_\_

\_\_\_\_\_

8. Will there be any renovations or new equipment for the business? \_\_\_\_ Yes ☒ No

If yes, describe the type of renovations and/or list any new equipment proposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Are you proposing changes in the sales or service of alcoholic beverages? \_\_\_\_ Yes \_\_\_\_ No

If yes, describe proposed changes:

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Is off-street parking provided for your employees? ☒ Yes ☐ No

If yes, how many spaces, and where are they located?

32 parking spaces are provided on-site for use by customers and employees in accordance with SUP #95-0217.

11. Is off-street parking provided for your customers? ☒ Yes ☐ No

If yes, how many spaces, and where are they located?

32 parking spaces are provided on-site for use by customers and employees in accordance with SUP #95-0217.

12. Is there a proposed increase in the number of seats or patrons served? ☐ Yes ☒ No

If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. Are physical changes to the structure or interior space requested? ☐ Yes ☒ No

If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

\*See attached sheet from the approved as-built site plan, which includes a floor area breakdown.

14. Is there a proposed increase in the building area devoted to the business? ☐ Yes ☒ No

If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. The applicant is the (check one) ☐ Property owner ☒ Lessee

☐ other, please describe: \_\_\_\_\_

16. The applicant is the (check one) ☐ Current business owner ☒ Prospective business owner

☐ other, please describe: \_\_\_\_\_

Special Use Permit # 2017-00082

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

**Please provide ownership information here:**

The Applicant is Koons of Alexandria, Inc. The following individual owns an interest in the Applicant  
in excess of three percent (3%): James E. Koons, 2000 Chain Bridge Rd. Vienna, VA 22182 (100%).

The property owner is Duke Street LLC. The following individuals own an interest in the property owner  
in excess of three percent (3%): Don Beyer, 1231 W. Broad Street, Falls Church, VA 22046 (50%); and  
Michael Beyer, 1231 W. Broad Street, Falls Church, VA 22046 (50%).



SUP2017-0032

Duke Street LLC  
1231 W. Broad Street  
Falls Church, Virginia 22046

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent to File Application for an Administrative Special Use Permit for a  
Change of Ownership  
2712 Duke Street, Tax Map ID 062.03-04-07 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Duke Street LLC hereby consents to the filing of an application by Koons of Alexandria, Inc. for an Administrative Special Use Permit for a Change of Ownership on the Property and any related requests.

Very Truly Yours,

DUKE STREET LLC

By: 

Its: MANAGER/MEMBER

Date: 2/28/17

1231 W. BROAD STREET, FALLS CHURCH, VA 22046

SUP2017-00032

***Koons of Alexandria, Inc.  
2000 Chain Bridge Road  
Vienna, Virginia 22182***

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File Application for an Administrative Special Use Permit for a  
Change of Ownership  
2712 Duke Street, Tax Map ID 062.03-04-07 (the "Property")

Dear Mr. Moritz:

Koons of Alexandria, Inc. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to  
act as agent on its behalf for the filing and representation of an application for an Administrative  
Special Use Permit for a Change of Ownership on the Property and any related requests.

Very truly yours,

KOONS OF ALEXANDRIA, INC.

By: 

Its: Corporate Secretary

Date: 3/2/2017



SUP2017-00032

# FINAL SITE PLAN LAND ROVER OF ALEXANDRIA

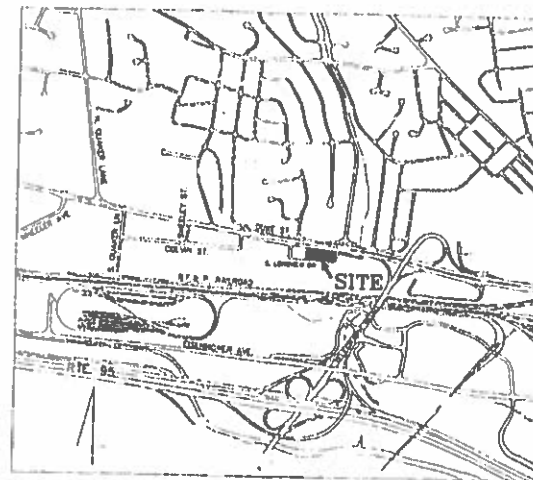
NOTE: STAKEOUT AND AS-BUILT BY VIKI, INC.

NOTE:  
THIS IS TO CERTIFY THAT THE AS-BUILT  
INFORMATION SHOWN THIS HEREON  
IS CORRECT.

IN ACCORDANCE WITH THE CITY OF ALEXANDRIA REQUIREMENTS  
FOR AS-BUILT SITE PLANS, I, DAVID M. JENSEN, DO HEREBY  
CERTIFY THAT THE AS-BUILT CONDITIONS TO THE APPROVED PLAN,  
EXCEPT AS NOTED, WHICH REPRESENTS ACTUAL CONDITIONS ON THE  
SITE AS OF THIS DATE.

DAVID M. JENSEN, P.E. IN CHARGE

REVISED  
DATE  
FINAL AS-BUILT  
8/17/97



VICINITY MAP  
1"=1000'

## GENERAL NOTES

- NO TITLE REPORT FURNISHED.
- THE PROPERTY DELINEATED HEREON IS SHOWN ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP 82.03 BLOCK 04, LOTS 7, 8 & 9. LOT 7 IS 2754 DUKE ST. 22314-4511, LOT 8 IS 2752 DUKE ST. 22314-4511, AND LOT 9 IS 2712 DUKE ST. 22314-4511.
- THE SUBJECT PROPERTY CONTAINS 54,553 SQUARE FEET OR 1.2524 ACRES AND IS ZONED CC / COMMERCIAL GENERAL.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE DEVELOPER WILL MAINTAIN STREETS TO BE FREE OF DIRT, MUD, AND DEBRIS, ETC.
- CONTRACTOR TO VERIFY LOCATIONS AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- ALL UTILITIES SERVING THIS SITE SHALL BE PLACED UNDERGROUND.
- EXISTING DETENTION PIPE AND EXISTING RETAINING WALL ON SOUTH SIDE OF DUKE STREET AT WEST SIDE WILL REMAIN.
- ALL EXISTING PAVEMENT, DRIVEWAYS AND PARKING AREAS, AND EXISTING STRUCTURES ARE TO BE REMOVED AS NOTED.
- EXISTING STREETSCAPE ON SOUTH SIDE OF DUKE STREET (I.E. STREET TREES, 5' CONC. SIDEWALK, AND COBRA LIGHTS) ARE TO REMAIN.
- EXISTING IMPERVIOUS AREA (APPROX.) 0.428 ACRES (DISTURBED AREA) TOTAL AREA TO BE DISTURBED (APPROX.) 0.76 ACRES.
- NET PROPOSED IMPERVIOUS (APPROX.) 0.51 ACRES.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- A SOILS REPORT WILL BE SUBMITTED AS PART OF THE FINAL CONSTRUCTION DOCUMENTS.
- ALL TRANSFORMERS REQUIRED BY THIS PROJECT WILL BE LOCATED OUT OF SIGHT FROM PUBLIC STREETS OR PROPERTY AND WHERE NOT FEASIBLE, SHALL BE SCREENED FROM VIEW FROM SUCH AREAS TO THE SATISFACTION OF THE DIRECTOR OF P&C.
- EMERGENCY VEHICLE EASEMENTS ARE TWO-WAY AS SHOWN ON PLAN. THESE ARE 22 FOOT PERPETUAL EASEMENTS.

ENVIRONMENTAL SITE ASSESSMENT:  
THERE ARE NO TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS,  
HIGHLY ERODIBLE OR PERMEABLE SOILS, BUFFER AREAS FOR SHORES OR  
STREAMS ON THIS SITE.

EROSION/SEDIMENT CONTROL NOTE:  
DEVELOPER AND CONTRACTORS ARE TO KEEP DEWELDED AREAS TO A MINIMUM.  
AN EROSION CONTROL PLAN WILL BE SUBMITTED WITH FINAL PLANS AND  
APPROVED BY T&ES. ALL EROSION/SEDIMENT CONTROL MEASURES WILL  
CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE  
VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

UTILITY WARNING:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION  
AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE  
ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT  
THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT  
THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT  
PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ALERT:  
THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, AND GAS MAIN  
LINES OR SERVICES CANNOT BE FIELD SURVEYED. "TIPS" UTILITY SERVICE PROTECTION CENTER MAY BE  
CONTACTED AT 1-800-257-7777 REGARDING THE LOCATION OF THESE UNDERGROUND UTILITIES.



PAVEMENT DETAIL  
NO SCALE

ALL EMERGENCY EASEMENTS MUST BE CONSTRUCTED  
ACCORDING TO CITY STANDARDS (CSAP-1A)

OWNER  
PHC CORPORATION  
3154 JEFFERSON DAVIS HIGHWAY  
ARLINGTON, VIRGINIA 22202-4012

CONTRACTOR PURCHASER/DEVELOPER  
DUKE STREET L.L.C.  
C/O DON BEYER MOTORS, INC.  
1231 W. BROAD STREET  
FALLS CHURCH, VIRGINIA 22046

OPERATING DEALERSHIP  
GREAT EXPERIMENT, L.L.C.  
C/O DON BEYER MOTORS, INC.  
1231 W. BROAD STREET  
FALLS CHURCH, VIRGINIA 22046

ARCHITECT  
MOORE-POE ARCHITECTS  
THE RADIO BUILDING  
2030 CLARENDON BOULEVARD, SUITE 104  
ARLINGTON, VIRGINIA 22201-2911

## BENCH MARK

CHISELED SQUARE ("C") ON TOP OF CURB ON SOUTH SIDE OF  
DUKE STREET, 115' E. WEST OF EAST PROPERTY LINE  
(COTED MEASUREMENT). ELEVATION = 85.30 (USC & GS).

## NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT A TWO STORY AUTOMOBILE DEALERSHIP  
WITH A ONE WAY ENTRANCE FROM DUKE STREET. OTHER ACCESS TO THE SITE  
WILL BE PROVIDED BY LONGVIEW DRIVE.

TRACTOR TRAILERS, DELIVERING AUTOMOBILES, WILL TAKE THE ENTRANCE  
PROVIDED AT SOUTH LONGVIEW DRIVE, TURN RIGHT AND BACK-UP ALONG THE  
NORTH DRIVEWAY ASSE TO UNLOAD THEIR CARGO. THE DRIVER WILL THEN  
BACK-UP FAR ENOUGH TO TURN LEFT AND ENTER THE SAME WAY HE/SH  
CAME IN, TO SOUTH LONGVIEW DRIVE.

## INDEX OF SHEETS

- COVER SHEET
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- FINAL SITE PLAN
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- STORM SEWER PLANS AND PROFILES
- VAULT AREA GRADING PLAN
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## ZONING TABULATION

ZONE ..... CC/COMMERCIAL GENERAL ZONE  
HEIGHT DISTRICT ..... 8  
PERMITTED USES ..... AUTOMOBILE SALES, SERVICE & STORAGE REQUIRE SPECIAL USE  
FRONTAGE, OPEN SPACE, LOT AREA REGULATION ..... N/A  
FRONT SETBACK REGULATION ..... 80' FROM CENTERLINE OF DUKE STREET  
FROM CENTERLINE N15 BOUND LONGVIEW DRIVE (1/2)(28) = 13' OR ON R/W  
FROM CENTERLINE E1W BOUND LONGVIEW DRIVE (1/2)(36) = 18' OR ON R/W  
FRONT SETBACK PROVIDED ..... FROM DUKE STREET 48' FROM SOUTH R/W  
FROM N/3 BOUND LONGVIEW DRIVE 65' FROM W R/W  
FROM E/W BOUND LONGVIEW DRIVE 29' FROM N R/W  
SIDE & REAR YARD SETBACK REGULATION ..... N/A  
SIDEYARD SETBACK PROVIDED ..... 211'  
REAR YARD SETBACK PROVIDED ..... 0.5  
F.A.R. PROPOSED ..... 8010/34,353 = 0.15  
MAXIMUM BUILDING HEIGHT ALLOWED ..... 50' (BY ZONE)  
PROPOSED BUILDING HEIGHT ..... 48' (MAX.)  
SITE AREA ..... 54,553 SQ. FT. (1.25 AC.)

## PARKING

### FLOOR AREA BREAK-DOWN

SHOWROOM ..... 3275 SF  
OFFICE ..... 1324 SF  
SERVICE BAYS ..... 2526 SF  
SHORT TERM STORAGE (PARTS) ..... 885 SF  
TOTAL ..... 8010 SF

BUILDING FOOTPRINT AREA = 4,618 SF

### PARKING REQUIRED:

PARKING REQUIREMENTS (PARKING DISTRICT #2)  
SHOWROOM ..... 3275 SF X 1.1 SPACE/210 SF = 8 SPACES  
REPAIR BAY/STORAGE ..... 3411 SF X 1.1 SPACE/400 SF = 10 SPACES  
OFFICE ..... 1324 SF X 1.0 SPACE/400 SF = 4 SPACES  
TOTAL REQUIRED PARKING ..... 22 SPACES  
\*PER SEC 8-200(A)(2) INDUSTRIAL USES OTHER THAN LONG TERM STORAGE

### PARKING PROVIDED

HANDICAPPED SPACES	CUSTOMER	DISPLAY	TOTAL
STANDARD SPACES	25	33	58
COMPACT SPACES	8	8	16
GARAGE SPACES	7	7	14
TOTAL PROVIDED	39	33	72

\* CITY STANDARD SIZE PARKING SPACES

LOADING SPACES ..... 1 SPACE PER 20,000 SQ. FT. OR FRACTION THEREOF OVER 2500 SQ. FT. = 1  
SPACE REQUIRED.  
LOADING SPACES PROVIDED ..... 1 SPACE

LAND-  
ROVER

FINAL SITE PLAN

LAND ROVER OF ALEXANDRIA  
CITY OF ALEXANDRIA, VIRGINIA

DATE: MAY 1, 1998 98-008

APPROVED  
SPECIAL USE PERMIT NO. 95-0217  
DEPARTMENT OF PLANNING & ZONING  
DATE: 5/1/98  
BY: [Signature]  
SITE PLAN NO. SP/98-008  
DEPARTMENT OF PLANNING & ZONING  
DATE: 5/1/98  
BY: [Signature]  
DATE RECORDED: 5/1/98  
RECORDED NO. 111111

HOLLAND ENGINEERING  
2111 BENTLEY AVENUE  
ALEXANDRIA, VIRGINIA 22314 (703) 540-2100  
NO. 08721  
DATE: 5/26/98  
SCALE: 1"=100'  
SHEET NO. 1 OF 1  
JOB NO. VAB97-12

AS-BUILT SHEET 1 OF 2